



BLIGHTED PROPERTY REVIEW COMMITTEE

**DETERMINATION HEARING
THURSDAY, NOVEMBER 30, 2023
HYBRID MEETING
6:00 p.m.
AGENDA**

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://readingpa.zoom.us/j/85271618038?pwd=m9B1EmZDE38aVOejiT84WtJ1MU12VL.1>

Passcode: 117368

Or join by phone:

Dial US: +1 309 205 3325

Webinar ID: 852 7161 8038

Passcode: 117368

**All parties wishing to testify must register with the
BPRC Solicitor or City Clerk before the hearing begins. All parties requiring
translation services need to provide notice to the Property Maintenance Division one
week in advance.**

I. Call to Order

6:00p.m.

II. Purpose

The purpose of the Determination/Certification Hearing is In accordance with the Commonwealth of Pennsylvania Urban Redevelopment Law of 1945, as amended, and the City of Reading Blighted Property Review Committee Ordinance as amended by Bill #108-2010. The City of Reading has found that the properties listed on this agenda meet the legal definition of "blight" by exhibiting one or more of the following twelve conditions listed in the Ordinance. As prescribed by the Ordinance, the City of Reading's Blighted Property Review Committee (BPRC) is meeting to review the reports of the Building/Trades Division and the Property Maintenance Division on these properties to determine or certify whether it, in fact, meets the definition of blight and can be determined or certified as a blighted property.

As described in the Ordinance, if your property is determined or certified as blighted, the BPRC will issue an Order which will provide you with approximately 60 days to

rehabilitate the property to correct/remove the cause of blight, or follow the designated alternative remedy. At the hearing the BPRC shall render an Order which shall be mailed to the property owner. If the property owner fails to comply with the final BPRC Certification Order, the property becomes eligible for certification to the Reading Redevelopment Authority for acquisition.

III. Approval Agenda & Minutes from the June Certification Hearing

IV. Properties to be Removed from the Process

None

V. Determination Hearing

1. 1343 R Mineral Spring Rd., Jose Corniel Gomez & Maria Del Car Ortega De Gomez, owner, 1222 N 14th St, Rdg, Purchased March 2023

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 1343 R Mineral Spring Rd as a blighted property or to remove it from the target list.

2. 429 A Locust St, Amazon Real Estate LLC, owner, 3229 State Hill Rd Reading, Purchased Aug 2023 - **TABLED April 2023**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 429 A Locust St as a blighted property or to remove it from the target list.

3. 548 Miltimore St, Francisco A Mendez Tiburcio & Juana De Deveaux, owner, 1339 N 11th St, Purchased June 2021 - **TABLED April 2023**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 548 Miltimore St as a blighted property or to remove it from the target list.

4. 448 Mulberry St, City Construction Services LLC, owner, 41 Oak Ln Lebanon PA, Purchased June 2012 - **TABLED April 2023**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 448 Miltimore St as a blighted property or to remove it from the target list.

5. 514 Minor St, Jonathon Cullen, owner, 148 Caitlin Dr Birdsboro Pa, Purchased Feb 2020 - **TABLED April 2023**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 514 Minor St as a blighted property or to remove it from the target list.

6. 936 Muhlenberg St, Aaron Anthony Torres, owner, 936 Muhlenberg St, Reading PA, Purchased March 2023 - **TABLED April 2023**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 936 Muhlenberg St as a blighted property or to remove it from the target list.

7. 545 Centre Ave, Antonia Panohaya, owner, 545 Centre Ave, Rdg, Purchased March 2010 – TABLED August 2022 and April 2023

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 545 Schuylkill Ave as a blighted property or to remove it from the target list.

8. 527 Maple St, Stephanie Nicole Russell & Cesar Emilio Nunez, owner, 533A Maple St Reading PA, Purchased Aug 2019 - TABLED April 2023

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 527 Maple St as a blighted property or to remove it from the target list.

9. 136 Greenwich St, Manuel Frutos, owner, 304 W Oley St Reading, Purchased Oct 2006 – TABLED April 2023

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 136 Greenwich St as a blighted property or to remove it from the target list.

10. 1400 Hill Rd, Reading Hill LLC, owner, 140 Remsen St 2nd Fl Brooklyn NY, Purchased Aug 26, 2021

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 1400 Hill Rd as a blighted property or to remove it from the target list.

11. 728 N Front St, Iwona Nawrot, owner, 3905 Ardmore Ave Reading, Purchased Feb 1998

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 728 N Front St as a blighted property or to remove it from the target list.

12. 744 Franklin St., 744 Franklin Street Properties, owner, 477 Colonial Rd Ridgewood NJ, Purchased Nov 2021

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 744 Franklin St as a blighted property or to remove it from the target list.

15. 130 S 8th St., Rafael Devadip Lugo, owner, 75 W End Ave Apt C21D NY NY, Purchased Feb 2010

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 130 S 8th St as a blighted property or to remove it from the target list.

16. 226 N 4th St., Angela Justina Garcia De Nieves, owner, 1814 Woodbine St Ridgewood NY, Purchased March 2014

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 226 N 4th St as a blighted property or to remove it from the target list.

17. 515 Schuylkill Ave., Herbert Carter Jr & Eleanor Wall, owner, 515 Schuylkill Ave Reading, Purchased April 1982

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 515 Schuylkill Ave as a blighted property or to remove it from the target list.

18. 747 N 8th St., Georgia Uche, owner, 747 N 8th St Reading, Purchased May 2003

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 747 N 8th St as a blighted property or to remove it from the target list.

20. 315 Moss St., Antonio Hazel R & Ana Morales, owner, 1562 Mineral Spring Road Reading PA, Purchased Feb 2021

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 315 Moss St as a blighted property or to remove it from the target list.

21. 1009 N 12th St., Jose DeJesus, owner, PO Box 8603 Reading PA, Purchased April 2018

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 1009 N 12th St as a blighted property or to remove it from the target list.

22. 827 Church St., Ivan Durham, owner, 827 Church St Reading PA, Purchased Sept 1999

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 827 Church St as a blighted property or to remove it from the target list.

23. 513 S 15th St., Nixon Felix & Daysi Reyes, owner, 36 Van Buren St Passaic NJ, Purchased May 2006

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 513 S 15th St as a blighted property or to remove it from the target list.

24. 528 A S 9th St., Virginia Rivera, owner, 537 S 6th St Reading PA, Purchased June 2018

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 528 A S 9th St as a blighted property or to remove it from the target list.

26. 209 R Maple St., Pure Construction LLC, owner, 1031 Chestnut St Reading PA, Purchased March 2020

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 209 R Maple St as a blighted property or to remove it from the target list.